

Single Family Residence **RESIDENTIAL**

2309 WINNETKA DR

ROCKFORD, IL 61108

\$175,838 TopHap Estimate · \$96 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,835 ft²

LIVING AREA

0.19 ac

LOT SIZE

1961

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$176K

\$167K low

\$184K high

Last Sale

\$105,000 · Nov 2, 2020

Est. Owner Equity

\$73,351

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$3,595 (2025)
Assessed Value	\$46,721
Previous Assessed	\$41,929
Assessor Market Value	\$140,163

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WINNEBAGO
Lot (acres)	0.19
Roof	Asphalt
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Deck · 302 ft²

CLIMATE RISK

49
FLOOD

12
WILDFIRE

68
HEAT

61
STORM

31
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 30, 2020	Resale	Grant Deed	\$105,000	\$57	\$102K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Flinn Middle School	Middle	6–8	1.3 mi
East High School	High	9–12	1.6 mi
Cherry Valley Elementary School	Elementary	KG–5	2.2 mi

District: Rockford School District 205

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 61108

87 CRIME INDEX	91 AIR POLLUTION	30,642 POPULATION	\$63K MEDIAN IN-COME	48°F AVG TEMP	52% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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